

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: CHARLES CITY
Local Government Number: 34G323

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CHARLES CITY RIVERSIDE URBAN RENEWAL	34001	1
CHARLES CITY SW BYPASS URBAN RENEWAL	34002	4
CHARLES CITY EAST PARK URBAN RENEWAL	34003	2
CHARLES CITY SO GRAND URBAN RENEWAL	34004	3
CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL	34009	1

TIF Debt Outstanding: 4,785,774

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	2,090,130	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
---	------------------	----------	---

TIF Revenue:	430,996
TIF Sp. Revenue Fund Interest:	31,028
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	109,800
Total Revenue:	571,824

Rebate Expenditures:	302,237
Non-Rebate Expenditures:	282,927
Returned to County Treasurer:	0
Total Expenditures:	585,164

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	2,076,790	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
---	------------------	----------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 2,123,820**

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY RIVERSIDE URBAN RENEWAL
 UR Area Number: 34001

UR Area Creation Date: 12/1968

UR Area Purpose: to correct physical change caused
 by a tornado in May 1968

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC RIVERSIDE UR TIF INCREM	34038	34039	5,717,491

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,345,940	25,599,490	2,335,570	0	-33,336	37,247,664	0	37,247,664
Taxable	0	5,208,809	23,039,541	2,102,013	0	-33,336	30,317,027	0	30,317,027
Homestead Credits									77

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	576,863	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
---	----------------	----------	---

TIF Revenue:	182,749
TIF Sp. Revenue Fund Interest:	8,682
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	191,431

Rebate Expenditures:	119,586
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	119,586

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	648,708	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
---	----------------	----------	---

Projects For CHARLES CITY RIVERSIDE URBAN RENEWAL

Cedar Mall project

Description:	tear down existing mall and replace with 2 new stores
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Farmer's Feed and Grain

Description:	expansion at Farmer's Feed and Grain
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Facade Program

Description:	yearly projects and Facade Masterplan
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Cultural and Entertainment

Description:	Cultural and Entertainment projects
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

CCADC

Description:	yearly payment to ADC for economic development activities
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Main Street program

Description:	payments for administering Main Street program
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Administrative Expenses

Description:	city's administrative expenses
Classification:	Administrative expenses

Physically Complete:	No
Payments Complete:	No

BDH Project

Description:	new building constructed
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Broadnet

Description:	fiber optic system
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CHARLES CITY RIVERSIDE URBAN RENEWAL

FFG agreement

Debt/Obligation Type:	Rebates
Principal:	54,873
Interest:	0
Total:	54,873
Annual Appropriation?:	Yes
Date Incurred:	08/01/2011
FY of Last Payment:	2023

BDH agreement

Debt/Obligation Type:	Rebates
Principal:	35,461
Interest:	0
Total:	35,461
Annual Appropriation?:	Yes
Date Incurred:	06/06/2011
FY of Last Payment:	2023

Cedar Mall Project

Debt/Obligation Type:	Rebates
Principal:	401,615
Interest:	0
Total:	401,615
Annual Appropriation?:	No
Date Incurred:	12/17/2002
FY of Last Payment:	2019

support of CCADC

Debt/Obligation Type:	Internal Loans
Principal:	16,800
Interest:	0
Total:	16,800
Annual Appropriation?:	Yes
Date Incurred:	11/16/2015
FY of Last Payment:	2018

Broadnet

Debt/Obligation Type:	Internal Loans
Principal:	20,400
Interest:	0
Total:	20,400
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2016

Non-Rebates For CHARLES CITY RIVERSIDE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Broadnet
Tied To Project:	Broadnet
TIF Expenditure Amount:	0
Tied To Debt:	support of CCADC
Tied To Project:	CCADC
TIF Expenditure Amount:	0
Tied To Debt:	Broadnet
Tied To Project:	Main Street program

Rebates For CHARLES CITY RIVERSIDE URBAN RENEWAL

Cedar Mall Project

TIF Expenditure Amount:	110,761
Rebate Paid To:	Charles City Cedar Mall
Tied To Debt:	Cedar Mall Project
Tied To Project:	Cedar Mall project
Projected Final FY of Rebate:	2019

BDH project

TIF Expenditure Amount:	3,758
Rebate Paid To:	BDH
Tied To Debt:	BDH agreement
Tied To Project:	BDH Project
Projected Final FY of Rebate:	2020

FFG project

TIF Expenditure Amount:	5,067
Rebate Paid To:	Farmers Feed and Grain
Tied To Debt:	FFG agreement
Tied To Project:	Farmer's Feed and Grain
Projected Final FY of Rebate:	2017

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY RIVERSIDE URBAN RENEWAL (34001)
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/CC RIVERSIDE UR TIF INCREM
 TIF Taxing District Inc. Number: 34039

TIF Taxing District Base Year: 1991

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1968

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,345,940	25,599,490	2,335,570	0	-33,336	37,247,664	0	37,247,664
Taxable	0	5,208,809	23,039,541	2,102,013	0	-33,336	30,317,027	0	30,317,027
Homestead Credits									77

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	17,280,820	20,000,180	5,717,491	14,282,689	476,450

FY 2016 TIF Revenue Received: 182,749

Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL
 UR Area Number: 34002
 UR Area Creation Date: 11/1993

UR Area Purpose: To improve the streets and roadways along with major extensions of water and sanitary sewer systems into areas that will service existing industries and create a favorable environment for new business and industry

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	34040	34041	1,391,526
CHARLES CITY AG/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	34042	34043	35,470
ST CHARLES TWP/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	34044	34045	0
ST CHAS TWP/CHARLES CITY SCH/SW BYPASS AMENDED `03 UR TIF INC	34079	34080	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,515,320	3,683,560	604,470	45,820,210	0	-14,816	52,608,744	0	52,608,744
Taxable	1,124,402	2,052,990	544,023	41,238,189	0	-14,816	44,944,788	0	44,944,788
Homestead Credits									26

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **1,296,459** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 47,000
 TIF Sp. Revenue Fund Interest: 17,449
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 64,449

Rebate Expenditures: 144,866
 Non-Rebate Expenditures: 151,500
 Returned to County Treasurer: 0
Total Expenditures: 296,366

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **1,064,542** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CHARLES CITY SW BYPASS URBAN RENEWAL

MITAS expansion

Description:	new business and expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Valero water main extension

Description:	extension of water main to Valero
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

CCADC support

Description:	support of CCADC economic development activities
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

city administrative expenses

Description:	city administrative services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CHARLES CITY SW BYPASS URBAN RENEWAL

Valero main extension

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	591,424
Interest:	88,290
Total:	679,714
Annual Appropriation?:	No
Date Incurred:	06/01/2007
FY of Last Payment:	2020

MITAS development agreement

Debt/Obligation Type:	Rebates
Principal:	2,367,930
Interest:	0
Total:	2,367,930
Annual Appropriation?:	No
Date Incurred:	09/30/2011
FY of Last Payment:	2023

CCADC support

Debt/Obligation Type:	Internal Loans
Principal:	105,000
Interest:	0
Total:	105,000
Annual Appropriation?:	Yes
Date Incurred:	11/16/2015
FY of Last Payment:	2018

Administrative costs

Debt/Obligation Type:	Internal Loans
Principal:	23,500
Interest:	0
Total:	23,500
Annual Appropriation?:	Yes
Date Incurred:	11/16/2015
FY of Last Payment:	2018

Non-Rebates For CHARLES CITY SW BYPASS URBAN RENEWAL

TIF Expenditure Amount:	151,500
Tied To Debt:	Valero main extension
Tied To Project:	Valero water main extension

TIF Expenditure Amount:	0
Tied To Debt:	Administrative costs
Tied To Project:	city administrative expenses

TIF Expenditure Amount:	0
Tied To Debt:	CCADC support
Tied To Project:	CCADC support

Rebates For CHARLES CITY SW BYPASS URBAN RENEWAL

MITAS

TIF Expenditure Amount:	144,866
Rebate Paid To:	MITAS
Tied To Debt:	MITAS development agreement
Tied To Project:	MITAS expansion
Projected Final FY of Rebate:	2030

Jobs For CHARLES CITY SW BYPASS URBAN RENEWAL

Project:	MITAS expansion
Company Name:	MITAS Tires
Date Agreement Began:	07/01/2011
Date Agreement Ends:	07/01/2014
Number of Jobs Created or Retained:	154
Total Annual Wages of Required Jobs:	4,173,708
Total Estimated Private Capital Investment:	53,000,000
Total Estimated Cost of Public Infrastructure:	0

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM
 TIF Taxing District Inc. Number: 34041

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	198,050	46,550	45,820,210	0	-1,852	46,062,958	0	46,062,958
Taxable	0	110,383	41,895	41,238,189	0	-1,852	41,388,615	0	41,388,615
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	15,129,410	30,935,400	1,391,526	29,543,874	985,541

FY 2016 TIF Revenue Received: 47,000

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)
 TIF Taxing District Name: CHARLES CITY AG/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM
 TIF Taxing District Inc. Number: 34043

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	179,660	0	0	0	0	0	179,660	0	179,660
Taxable	80,311	0	0	0	0	0	80,311	0	80,311
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	145,790	33,870	35,470	-1,600	-35

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)
 TIF Taxing District Name: ST CHARLES TWP/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM
 TIF Taxing District Inc. Number: 34045

TIF Taxing District Base Year:	1992	UR Designation
FY TIF Revenue First Received:	2001	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 12/1992

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	800,480	1,137,080	557,920	0	0	-1,852	2,493,628	0	2,493,628
Taxable	357,832	633,742	502,128	0	0	-1,852	1,491,850	0	1,491,850
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	809,330	1,491,850	0	1,491,850	34,878

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)
 TIF Taxing District Name: ST CHAS TWP/CHARLES CITY SCH/SW BYPASS AMENDED `03 UR TIF INC
 TIF Taxing District Inc. Number: 34080

TIF Taxing District Base Year:	2001	UR Designation
FY TIF Revenue First Received:	2003	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 08/2002

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,535,180	2,348,430	0	0	0	-11,112	3,872,498	0	3,872,498
Taxable	686,259	1,308,865	0	0	0	-11,112	1,984,012	0	1,984,012
Homestead Credits									17

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,808,490	1,984,012	0	1,984,012	46,384

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY EAST PARK URBAN RENEWAL
 UR Area Number: 34003

UR Area Creation Date: 04/1996

UR Area Purpose: to promote the commercial and industrial development of East Park Subdivision

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM	34062	34065	606,765
CHARLES CITY AG/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM	34064	34066	56,861

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	127,200	0	847,620	1,214,630	0	0	2,189,450	0	2,189,450
Taxable	56,861	0	762,858	1,093,167	0	0	1,912,886	0	1,912,886
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

54,331

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 19,959

TIF Sp. Revenue Fund Interest: 737

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 20,696

Rebate Expenditures: 37,785

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 37,785

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

37,242

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For CHARLES CITY EAST PARK URBAN RENEWAL

MTE Expansion

Description:	MTE Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Pro Cattle expansion

Description:	Pro Cattle Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CHARLES CITY EAST PARK URBAN RENEWAL

MTE agreement

Debt/Obligation Type:	Rebates
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	Yes
Date Incurred:	12/20/2010
FY of Last Payment:	2018

Pro Cattle Partners

Debt/Obligation Type:	Rebates
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	Yes
Date Incurred:	02/13/2014
FY of Last Payment:	2018

Rebates For CHARLES CITY EAST PARK URBAN RENEWAL

MTE

TIF Expenditure Amount:	30,690
Rebate Paid To:	MTE
Tied To Debt:	MTE agreement
Tied To Project:	MTE Expansion
Projected Final FY of Rebate:	2018

Pro Cattle

TIF Expenditure Amount:	7,095
Rebate Paid To:	Pro Cattle Partners
Tied To Debt:	Pro Cattle Partners
Tied To Project:	Pro Cattle expansion
Projected Final FY of Rebate:	2018

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY EAST PARK URBAN RENEWAL (34003)
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM
 TIF Taxing District Inc. Number: 34065
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	847,620	1,214,630	0	0	2,062,250	0	2,062,250
Taxable	0	0	762,858	1,093,167	0	0	1,856,025	0	1,856,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	290,020	1,772,230	606,765	1,165,465	38,878

FY 2016 TIF Revenue Received: 19,959

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY EAST PARK URBAN RENEWAL (34003)
 TIF Taxing District Name: CHARLES CITY AG/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM
 TIF Taxing District Inc. Number: 34066
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	127,200	0	0	0	0	0	127,200	0	127,200
Taxable	56,861	0	0	0	0	0	56,861	0	56,861
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	38,510	56,861	56,861	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL
 UR Area Number: 34004
 UR Area Creation Date: 12/1994

UR Area Purpose: The purpose of this plan is to improve the streets and roadways along with major etensions of watermains, sanitary sewer and storm sewer systems for new commercial, industrial and residential development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/S GRAND UR TIF INCREM	34056	34057	482,108
CHARLES CITY AG/CHARLES CITY SCH/S GRAND UR TIF INCREM	34058	34059	239,688
ST CHARLES TWP/CHARLES CITY SCH/CC S. GRAND UR TIF INCREM	34060	34061	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,253,810	2,089,530	21,988,930	0	0	-7,408	25,324,862	0	25,324,862
Taxable	560,479	1,164,575	19,790,037	0	0	-7,408	21,507,683	0	21,507,683
Homestead Credits									15

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **10,167** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 20,956
 TIF Sp. Revenue Fund Interest: 285
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 21,241

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **31,408** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CHARLES CITY SO GRAND URBAN RENEWAL

Infrastructure

Description:	infrastructure for new businesses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

City administrative expenses

Description:	City administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Non-Rebates For CHARLES CITY SO GRAND URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	Infrastructure

TIF Expenditure Amount:	0
Tied To Project:	Infrastructure

TIF Expenditure Amount:	0
Tied To Project:	City administrative expenses

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/S GRAND UR TIF INCREM
 TIF Taxing District Inc. Number: 34057
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,547,310	21,988,930	0	0	-5,556	23,530,684	0	23,530,684
Taxable	0	862,369	19,790,037	0	0	-5,556	20,646,850	0	20,646,850
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,559,140	19,977,100	482,108	19,494,992	650,325

FY 2016 TIF Revenue Received: 20,956

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)
 TIF Taxing District Name: CHARLES CITY AG/CHARLES CITY SCH/S GRAND UR TIF INCREM
 TIF Taxing District Inc. Number: 34059
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	537,510	0	0	0	0	0	537,510	0	537,510
Taxable	240,277	0	0	0	0	0	240,277	0	240,277
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	62,060	240,277	239,688	589	13

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)
 TIF Taxing District Name: ST CHARLES TWP/CHARLES CITY SCH/CC S. GRAND UR TIF INCREM
 TIF Taxing District Inc. Number: 34061
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	716,300	542,220	0	0	0	-1,852	1,256,668	0	1,256,668
Taxable	320,202	302,206	0	0	0	-1,852	620,556	0	620,556
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,037,670	220,850	0	220,850	5,163

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)
 Urban Renewal Area: CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL
 UR Area Number: 34009

UR Area Creation Date: 04/2003

UR Area Purpose: To stimulate economic development activities within the district

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY CITY/CHARLES CITY SCH/PARK AVE ECON DEV UR TIF INC	34081	34082	4,861,023

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,768,430	0	0	0	-25,928	8,742,502	0	8,742,502
Taxable	0	4,886,951	0	0	0	-25,928	4,861,023	0	4,861,023
Homestead Credits									46

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **152,310** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 160,332
 TIF Sp. Revenue Fund Interest: 3,875
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 109,800
Total Revenue: 274,007

Rebate Expenditures: 0
 Non-Rebate Expenditures: 131,427
 Returned to County Treasurer: 0
Total Expenditures: 131,427

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **294,890** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

Allied Subdivision

Description:	new housing subdivision
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Administrative expenses

Description:	administrative expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

CCADC Support

Description:	support of local area development corporation
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

Allied 4th

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	117,145
Interest:	13,931
Total:	131,076
Annual Appropriation?:	No
Date Incurred:	06/01/2007
FY of Last Payment:	2022

Allied 5th and 6th

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	44,487
Interest:	9,977
Total:	54,464
Annual Appropriation?:	No
Date Incurred:	07/17/2008
FY of Last Payment:	2024

2007A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	115,000
Interest:	26,137
Total:	141,137
Annual Appropriation?:	No
Date Incurred:	07/11/2007
FY of Last Payment:	2023

2008C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	155,000
Interest:	46,310
Total:	201,310
Annual Appropriation?:	No
Date Incurred:	06/01/2009
FY of Last Payment:	2024

2003 Park Ave

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	57,500
Interest:	6,522
Total:	64,022
Annual Appropriation?:	No

Date Incurred:	06/01/2004
FY of Last Payment:	2020

2005 Park Ave

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	162,000
Interest:	29,385
Total:	191,385
Annual Appropriation?:	No
Date Incurred:	01/10/2005
FY of Last Payment:	2022

2005B Park Ave

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	14,776
Interest:	295
Total:	15,071
Annual Appropriation?:	No
Date Incurred:	06/01/2006
FY of Last Payment:	2017

2014 G. O. Allied 7th

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	124,000
Interest:	10,316
Total:	134,316
Annual Appropriation?:	No
Date Incurred:	12/23/2014
FY of Last Payment:	2022

CCADC support

Debt/Obligation Type:	Internal Loans
Principal:	7,700
Interest:	0
Total:	7,700
Annual Appropriation?:	Yes
Date Incurred:	11/16/2015
FY of Last Payment:	2018

Non-Rebates For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	9,811
Tied To Debt:	Allied 5th and 6th
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	10,164
Tied To Debt:	2005B Park Ave
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	15,558
Tied To Debt:	2007A
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	12,696
Tied To Debt:	2003 Park Ave
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	25,088
Tied To Debt:	2005 Park Ave
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	21,525
Tied To Debt:	2008C
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	17,567
Tied To Debt:	Allied 4th
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	19,018
Tied To Debt:	2014 G. O. Allied 7th
Tied To Project:	Allied Subdivision

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name:	CHARLES CITY (34G323)
Urban Renewal Area:	CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL (34009)
TIF Taxing District Name:	CHARLES CITY CITY/CHARLES CITY SCH/PARK AVE ECON DEV UR TIF INC
TIF Taxing District Inc. Number:	34082
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,768,430	0	0	0	-25,928	8,742,502	0	8,742,502
Taxable	0	4,886,951	0	0	0	-25,928	4,861,023	0	4,861,023
Homestead Credits									46

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,230	4,861,023	4,861,023	0	0

FY 2016 TIF Revenue Received: 160,332